541 E. 10th Street
Douglas, AZ 85607
(520)364-7906

September 27, 2022

City of Douglas
425 E. 10th St
Douglas, AZ 85607

Property Address: 410-08-035, 410-08-152, 410-08-151, 410-08-078, & 410-08-145

I have been asked to provide a Broker Price Opinion for the above referenced properties.

Based on the current condition and the true comparable sales for this property, it is my opinion that these parcels have a current retail value of **$5,000.00 per parcel** on the open market, assuming an all-cash sale with normal marketing time for this area.

The value was based on the following comparables:

Sold 1
410-08-091
Douglas, AZ 85607
4,792 sq. ft
Sold @ $4,000
Sold Date: 05/22/2022

Sold 2
410-08-089
Douglas, AZ 85607
4,928 sq ft.
Sold @ $4,000.00
Sold Date: 05/22/2022

Sold 3
410-08-090
Douglas, AZ 85607
4,792 sq ft.
Sold @ $4,000

<u>Sold 4</u>
410-08-080
Douglas, AZ 85607
4,497 Sq. ft.
Sold @ $5,000
Sold Date: 11/30/2021

Sincerely,

Denise Machado   09/27/2022
Denise Machado, Broker   Date